

PATIOS, PERGOLAS, and SHADE SAILS

Definitions

Pergola - an open-framed structure covered in water permeable material or unroofed, which may or may not be attached to a dwelling.

Patio - an unenclosed (open on two or more sides) structure with an impervious roof which may or may not be attached to a dwelling.

A freestanding outdoor area is often referred to as a **gazebo**.

Shade sails are generally constructed with columns and shade cloth and may be attached to the roof of nearby buildings. All shade sails must be able to be taken down in the event of a cyclone.

Building Permit

Buildings and structures need a building permit before commencing any works on site.

ALL work must be built to cyclone region C wind conditions.

All patios and pergolas need a building permit.

Generally, patios must be setback 1.0m from a boundary.

Shade sails

Where a shade sail is designed with a post and footing, then a building permit is required.

Shade sails must be not closer than 750mm from the centre of the catenary (*curved part of the sail*) to a boundary. A footing must be inside the boundary, so the post will be not closer than 500mm to the boundary.

All shade sails must be removable upon a cyclone alert.

Application for a Building Permit

Refer to [Applications and Fees](#) Most applications are *BA2 Uncertified Applications*.

A *BA1 Certified Application* can be used if certified by a *building surveyor contractor*.

Site plan (min scale 1:200) showing the location of the structure, ALL existing buildings and the relevant setback to boundaries. The Shire mapping system aerial photo, to scale, is suitable for these minor project applications.

Structural design, certified by a suitably qualified structural engineer, and details of all materials and fixings of the structure are to be submitted with the site plan.

All parts of any structure is required to be located within your property boundary, including the footings for the posts. The structure must be designed to avoid water run-off into neighbouring properties.

Fees – refer to the [application](#) part of our website.

If you need more advice about pergolas patios and shade sails, please call Building Services on 9191 3456 or email Shire@broome.wa.gov.au .

Disclaimer

Please be advised that where a permit is required, there are heavy penalties for doing building work without an approval. This information sheet is provided as general information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Broome encourages you to seek professional advice before acting on any information contained within this document. Please contact the Shire of Broome if you wish to comment on the forms and content. Any reported errors will be amended.